



Lefroy Road, Norwich, NR3 2NX

welcome to

Lefroy Road, Norwich

>> For Sale via Traditional Auction on Tuesday 28th July <<

This immaculately presented TWO BEDROOM FIRST FLOOR APARTMENT is situated in the popular NR3 postcode just to the north of Norwich city centre and would make a fantastic first time buy or investment purchase.



Important Notice:

For each Lot, a contract documentation fee of £1,800 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price, therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this. Whilst Barnard Marcus make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of properties in our auctions and cannot therefore guarantee the safety and security of viewers.

Important Notice Continued:

All non-conducted inspections of vacant sites should be made in daylight hours only and entry into such sites is entirely at the viewer's risk.

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage, and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Secure Phone Entry System

Stairs to the first floor.

Lounge

16' 5" x 10' 9" (5.00m x 3.28m)

Double glazed window to the front aspect, door to the balcony, laminated flooring, radiator and TV point.

Kitchen/Diner

12' 7" x 9' (3.84m x 2.74m)

Double glazed window to the front aspect, wall and base units with work surfaces over, tiled flooring, space for a fridge/freezer, electric oven, electric hob, extractor fan, stainless steel 1 size bowl and space for a washing machine.

Inner Hallway

Bedroom 1

10' 9" x 12' 9" (3.28m x 3.89m)

Laminated flooring, double glazed door to the balcony, double glazed window to the rear aspect and built in wardrobe.

Bedroom 2

10' 9" x 8' 11" (3.28m x 2.72m)

Double glazed window to the front aspect, laminated flooring, radiator and built in wardrobe.

Bathroom

Double glazed window to the front aspect, wash hand basin, W/C, bath with shower over and extractor fan.

Exterior

Outside there is a private brick built storage shed and on road non permit parking.



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welcome to

Lefroy Road, Norwich

- Guide Price £110,000-£120,000
- For Sale via Traditional Auction on Tuesday 28th July
- Perfect first time buy or investment
- Immaculately presented throughout
- Modern kitchen, lounge and bathroom
- Private balcony
- Two double bedrooms
- NO ONWARD CHAIN!

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

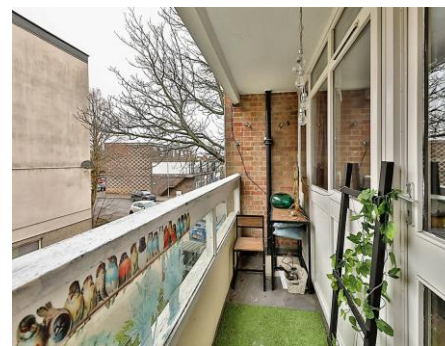
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

guide price

£110,000-£120,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
NOR141003 - 0007

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